

# Delaware County Sustainability Commission

June 17, 2021



- *This meeting is being recorded and live-streamed.*
- *The recording and minutes will be posted to the Sustainability Commission website.*
- *You can participate in the live meeting by sending comments or questions to [publiccomment@co.delaware.pa.us](mailto:publiccomment@co.delaware.pa.us)*

# Sustainability Commission Charge

- Recommendations regarding best environmental and energy practices in the areas of buildings, facilities and operations; fuels, vehicles, and transportation food; responsible purchasing; housing; energy sources; air quality; stormwater management; natural and cultural resource protection, wildlife preservation; and climate change
- Identification of and assessment of environmental and energy policies the County has adopted and recommendations to promote and educate about the County's environmental and energy initiatives.
- Identification and recommendations regarding voluntary actions, projects, and programs for municipalities, businesses, non-profits, and other partners to implement County environmental and energy policies.
- Creation, review and ongoing input into a Delaware County Sustainability Action Plan.
- Recommendation of Triple Bottom Line-related actions, projects, and programs to Council for implementation.



# Agenda

- Welcome (6:00-6:05 PM) - Introduce Sharon and Pippa (intern)
- Approval of Meeting Minutes from May Meeting (6:05-6:10 PM)
- Chief Sustainability Officer Update (6:10-6:25 PM)
- Planning Department Presentation – (6:25-6:50 PM)
- Subcommittee Updates (6:50-7:05 PM)
  - Greening County Operations
  - Creating a County-Wide Sustainability Plan
- Sustainable Energy Fund (for C-PACE) – (7:05-7:20 PM)
- TOOLE Consulting (7:20-7:35 PM)
- Process for E-mail Account (7:35-7:45 PM)
- New Business (7:45-7:55 PM)
- Adjourn - 8:00 PM



# Approval of May Meeting Minutes



# **Chief Sustainability Officer Update**

Presenter: Francine Locke



# Welcome to Dr. Sharon Jaye

- Development and implement of Sustainability Plan
- Outreach and engagement with Sustainability Commission, subcommittees, stakeholders, etc.
- Facilitating subcommittee meetings
- Data gathering and analysis
- Collaborating with Departments
- Developing Social Media presence
- Developing website



# Connecting the Dots

1. Current events in Delco related to our evolving Sustainability Plan
2. Departmental work -- Planning Department will present this evening
  - a. Interim Director -- Thomas Shaffer
  - b. Each unit will report out on their respective areas



# DRAFT

## Sustainability Plan - 9 Focus Areas

1. Land Use and Transportation
2. Outreach and Engagement
3. Greening and Natural Resources
4. Energy Transition
5. Green Building and Innovation
6. Consumption and Waste Reduction
7. Health, Wellness and Inclusion
  - a. Arts and Culture-Celebrating Delaware County's growing cultural diversity and heritage
8. Climate and Resiliency
9. Local Economic Growth





# Greening and Natural Resources

- Delaware County Council has begun the process of creating **the largest County-owned park** with the introduction of an ordinance to acquire the **213-acre** parcel at the former Don Guanella School.
- The County will secure the new park, which will provide immediate and ongoing substantial economic and environmental benefits as it improves County residents' quality of life, by paying fair market value as part of the process of eminent domain.



# Health, Wellness and Inclusion

## Arts and Culture-Celebrating Delaware County's growing cultural diversity and heritage

- Lease Agreement for the 1724 Chester Court House, located at 412 Avenue of the States, Chester, PA 19013, between Delaware County and the Pennsylvania Historical Museum Commission, for a term of 99 years, at an annual cost of \$0. Subject to Solicitor's approval.
- **This is the oldest, continuously-used public property in the United States.**



# Health, Wellness and Inclusion

## Arts and Culture-Celebrating Delaware County's growing cultural diversity and heritage

The Delaware County Planning Department (DCPD) is seeking proposals from consultants to prepare a preservation plan for the Woodburne Mansion.

### Historical Significance:

- Encampments during British occupation 1777-1778.
- Pre-Civil War, owned by George McHenry, President of Philadelphia
- Board of Trade.
- Owned by Thomas Scott, Lincoln's Assistant Secretary of War and President of PA Railroad.
- Thomas' son Edgar Scott commissioned architect Horace Trumbauer to build the mansion in 1906.
- Property purchased by the Sisters of the Divine Redeemer in 1936. Used as an orphanage, then as a retirement home for nuns until 2005



"Woodburne"



# Capital Improvement Program (CIP)—

An effort to create an open and transparent practice for Capital improvement Planning.

- FY22 Capital Budget Call initiated – “[Statement of Need](#)” form was sent to Departments.
- Departmental Capital requests received.
- CIP Steering Committee met on May 6, 2021 to review the requests and distribute to subcommittees.
- Subcommittees met on June 10, 2021 to review SON data.
- CIP Steering Committee will submit recommendations to Capital Budget Committee by July 1, 2021.
- CIP Administrative Practice sent to Department Directors for feedback.





# Facility Condition and Needs Assessment

Creating a baseline for all County-owned properties to allow for equitable distribution of future project funding. **On Target for October 1, 2021**

1. **Data Collection:** Consultant is working with Delaware County to glean information such as floor plans, construction documentation, as-built drawings, and utility bills to generate some background data on Delaware County's existing facilities. **This work is roughly 85% complete.**
2. **Field Assessment:** At this point, consultant has visited most of the parks, the Courthouse complex, and Fair Acres. **This work is roughly 90% through this process.**
3. **Analysis:** This is where observations and data come together to make informed conclusions about the County's existing buildings- how many individuals occupy them, how big are they, how big do they really need to be, what condition are they in, how much energy are they consuming, etc. **Team is roughly 10-15% into this.**
4. **Options Generation:** Based on the analysis, the consultant will begin developing high level sketch options to assist the County with long range planning of facilities. At this point, they have a few thoughts, but are awaiting data analysis before they start putting them on paper.
5. **Refinement:** Options will be refined based on anticipated costs, timelines, sequencing, prioritization, and practicality before being placed in the study.



# C-PACE Program — Creating a Property Assessed Clean Energy Program for Local County Businesses

**SEF is presenting this evening.**



# Southeastern Pennsylvania Regional Power Purchase Agreement (RPPA)

The DVRPC has brought together Bucks, Chester, Delaware, and Montgomery counties to **explore aggregation opportunities for electricity procurement and renewable energy procurement** for county operations, in order to achieve:

- Low, transparent, and stable electricity prices
- Ability to meet renewable energy goals through access to large-scale renewables
- Ability to on-board additional parties such as municipalities, authorities, and schools





# Southeastern Pennsylvania Regional Power Purchase Agreement (RPPA)

As part of the RPPA --

- Counties participate in Monthly Steering Committee Meetings (September 2020-Ongoing)
  - Learn about various electricity and renewable energy procurement strategies
  - Case study presentations from external partners who have done/are doing similar work
  - Work sessions: reviewing/drafting documents, planning workshops, etc.
- Counties signed letter of Intent with DVRPC (April 2021)
- Developing an MOU to hire an Energy Services Consultant (July/August 2021)



# Southeastern Pennsylvania Regional Power Purchase Agreement (RPPA)

Some details on MOU to hire an Energy Services Consultant  
(July/August 2021)

- MOU commits counties to cost share and to having DVRPC hire and manage an energy services consultant
- Consultant will evaluate, educate and propose strategies for aggregate Electric and Renewable Energy procurement strategies
- If desired, consultant will help implement preferred strategies



# Timeline

**July/August 2021**

○ Counties and DVRPC enter into MOU

**October 2021-January 2022**

○ Feasibility

**August/September 2021**

○ DVRPC Posts RFP

**October 2021**

○ DVRPC Contracts with Consultant

# Southeastern Pennsylvania RPPA Workshop

- On 6/11/2021, DVRPC held an RPPA Virtual Workshop about Aggregate Electricity and Renewable Energy Procurement
- Bucks, Delaware, Montgomery and Chester Counties participated including Councilmembers Taylor, Schaefer, and Reuther.
- SEPTA sustainability program was presented – solar power initiatives & approach to power purchase agreements



# Delaware County Solid Waste Management Plan

County Council approved to advertise an RFQ for professional services to develop a Solid Waste Management Plan due per mandate by 2023.

Next step is to develop the RFQ in collaboration with the Solid Waste Authority

- Assessing the County's current Solid Waste Management Plan and associated systems including COVANTA and Delcora.
- Providing a report with findings of the current plan and systems, and recommendations for efficiencies and innovation.
- Developing a Solid Waste Management Plan and Zero Waste Plan for the County, in collaboration with and alignment with the County's 49 municipalities.
- Facilitating stakeholder involvement in plan development.
- Providing services to perform solid waste management system benchmarking for the County, including waste diversion rate measurement.
- Providing public education and outreach strategies to increase public's involvement in waste reduction and diversion from landfills.



# PADEP's Local Climate Action Program

Delaware County submitted an application to participate in year 3 of LCAP, which begins this August and continues through June 2022.

## **Decision by early July.**

### Description:

Local governments are matched with college students across the state and trained by a DEP contractor, ICLEI, to develop GHG inventories and climate action plans.

Via a series of live training webinars and one-on-one technical assistance, ICLEI guides the student/local government teams in creating GHG inventories and climate action plans.



# Summer Intern

Pippa Barratt starts June 21 - Temple University student majoring in Environmental Studies

Focus on:

- social media and website
- organizing sustainable plan
- shadow Council Member Schaefer
- check [GoGreenDelco@co.delaware.pa.us](mailto:GoGreenDelco@co.delaware.pa.us) emails

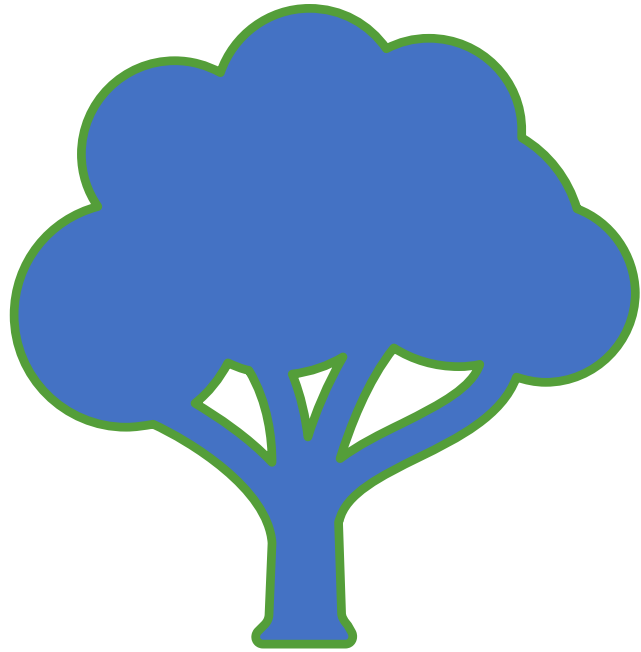


Thank you!

#GoGreenDelco







# Sustainability in Planning at Delaware County

Delaware County Sustainability Commission

6/17/2021

*The Delaware County Planning Department's mission is to promote the sound development and redevelopment of the County through the application of contemporary planning principles and smart growth concepts, while maintaining and enhancing the cultural, economic, and environmental livability of the County.*

## Mission Statement

# Overview

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Subdivision and Land Development Review

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Community and Regional Planning

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Transportation Planning

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Open Space and Trails Planning

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Environmental Planning

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Historic Preservation Planning

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Geographic Information Systems (GIS) and Information Services

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# Subdivision and Land Development Review

## Design recommendations

- Avoid steep slopes, wetlands, and mature trees
- Encourage mixed-use/transit-oriented development (when/where appropriate)
- Incorporate street trees and green space
- Reduce imperviousness (for stormwater)
- Promote solar energy options into construction design

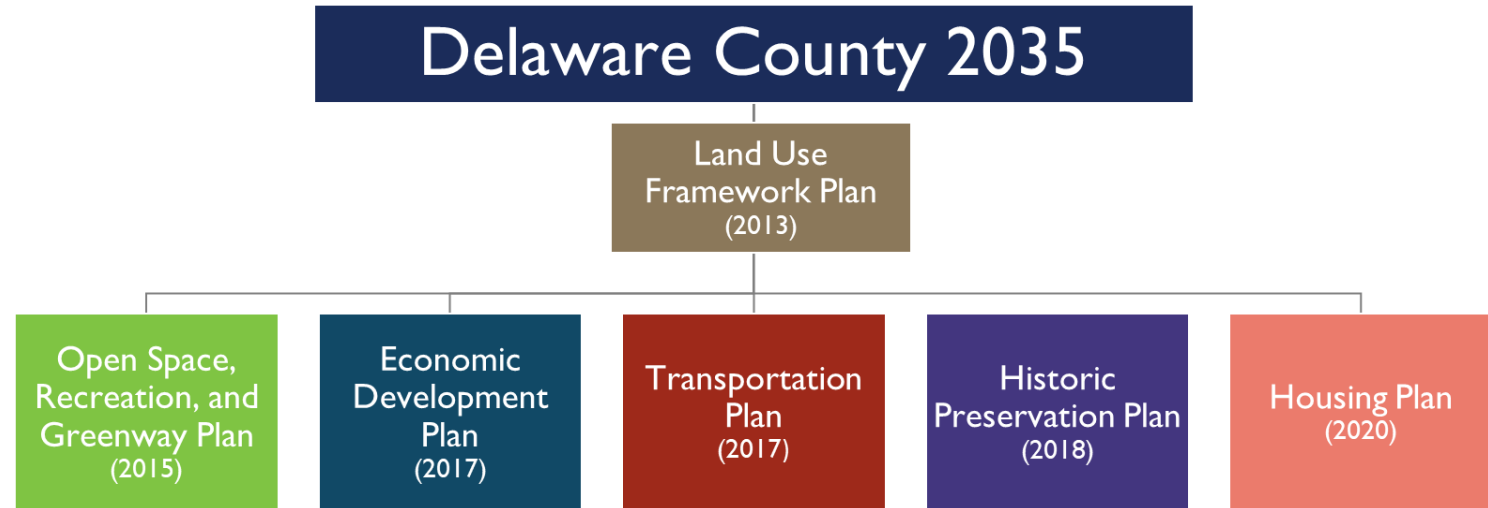
## Transportation recommendations

- Improve bike and pedestrian facilities (bike racks/sidewalks/trails)
- Improve public transportation access (bus shelters/stops)
- Reduce car reliant development - transit encouraged

## Historic Resource recommendations

- Encourage preservation/adaptive reuse/relocation of historic structures
- Encourage historically compatible design and densities

# Delaware County 2035 Comprehensive Plan



- **Sustainable Development Patterns** - development that meets the needs of the present without compromising the ability of future generations to meet their own needs . This also includes development which can be adapted for future uses and focuses on development around existing centers.
- **Historic and Natural Resource Protection** – preserving historic and natural assets within the County’s landscape that have recreational, visual, cultural, environmental, or economic benefits.
- **Smart Energy Choices** – includes retrofitting existing buildings, encouraging energy efficient construction, promoting green technology businesses, promoting energy related workforce training, and encouraging alternative energy where appropriate.

~ Delaware County 2035 Land Use Framework Plan (2013)

# Community and Regional Planning

## Current Projects:

- Municipal comprehensive plans and zoning ordinances
- Special projects, plans, and studies

## Past Projects

- Model zoning ordinances and design guidelines
- [Planner's Portfolio Education Series](#)
- County's Energy Efficiency and Conservation Block Grant
- Partnered with municipalities and non-profits to promote solar throughout the County

# Transportation Planning

## Current Projects:

- Transportation Improvements Inventory (TII)
- Bike Friendly Resurfacing
- Advocate for transit/bicycle/pedestrian facilities in PennDOT and SEPTA projects
- Annual Delaware County Bike-to-Work Day
- Strategies for sustainable County employee commuting (on hold)





# Transportation Planning

## Past Projects

- *Steps toward Walkability*
- Chester Creek Trail phase 1
- West Chester Pike Coalition
- *Delaware County Bicycle Plan*
- Delaware County Public Transportation Map & Guide



# Open Space and Trails Planning

## Current Projects

- Darby Creek Trail Phase 2
- Chester Creek Trail Phase 2
- 3 Parks Design Project
- Oversee design of county-owned trails
- Convene/Coordinate Primary Trail Network development
- Advise on Open Space Protection

## Past Projects

- Media Smedley Connector Trail Feasibility Study



## Delco Green Space and Trails Project

- Delco Green Ways Municipal Grant Program for land conservation, trails, park facilities, & planning
- Green Space Task Force
- Return on Environment Study
- Trails Alliance formation



Toole Recreation Planning

Ann M. Toole, CPRP, CPP  
Certified Parks and Recreation Professional  
+1(267)261-7989 | Doylestown, PA



# Environmental Planning

## Current Projects:

- Darby Brownfields Project - EPA Small Community Technical Assistance Grant Program
- Stormwater Management Model Ordinance
- Coastal Zone Task Force
- Sustainability Working Group

## Past Projects

- Act 167 Stormwater Management Watershed Plans – Ridley, Chester, Darby and Crum Creek Watersheds
- Natural Heritage Inventory
- Riverfront Ramble
- Technical Assistance regarding FEMA floodplain regulations, Sewer Planning, Hazard Mitigation Planning, and other topics

# Historic Preservation Planning

*"The greenest building is one already standing."*

## Current Projects:

- Historic Resource Inventory
- Model Historic Preservation Ordinance
- Under-represented historic and cultural resources (Native American History, African American history, Women's History, 20<sup>th</sup> Century Architecture)

## Past Projects

- Historic Building Maintenance Guide (2018)
- Historic Preservation component of Delaware County 2035
- Municipal Comprehensive Plans



# Sustainable Historic Preservation: Adaptive Reuse



Adaptive Reuse: ?

# GIS and Information Services



How can GIS  
help with  
Sustainability?



# Delaware County Mapping and Data Portal

<https://portal-dcpd.opendata.arcgis.com/>

Applications related to Sustainability:

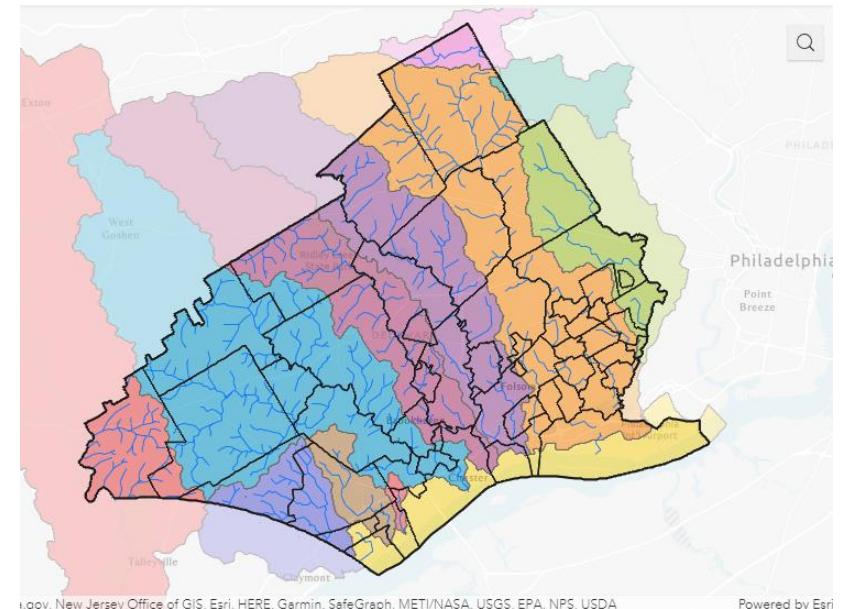
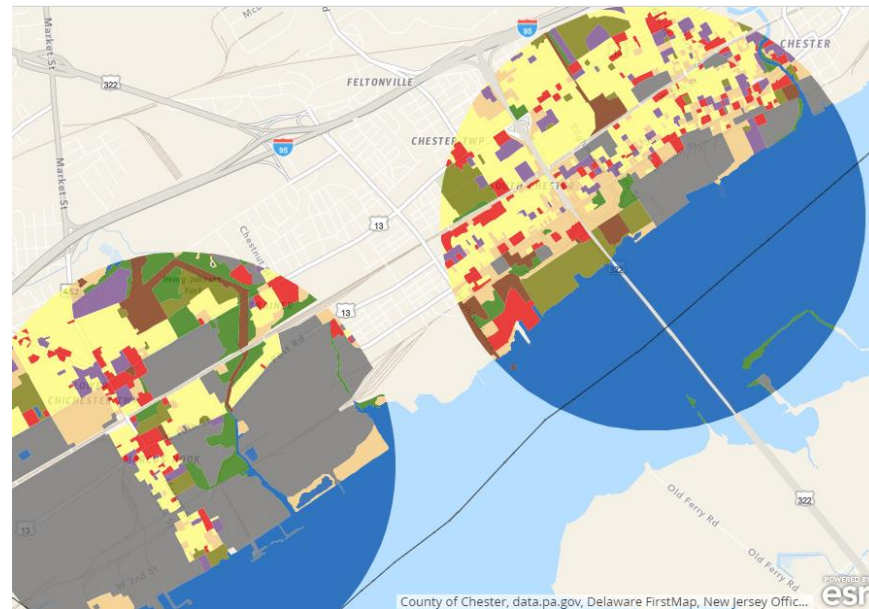
- [Green Stormwater Infrastructure](#)
- [Am I In the Floodplain?](#)
- [Charging Stations for Vehicles](#)
- [Environmental Features of Delaware County](#)



# GIS and Information Services

## Current Projects:

- Air Quality Monitor analysis
- Delaware County Watersheds



# GIS and Information Services Future Projects

## Mapping the 17 Sustainable Development Goals

- Collect and Calculate
- Share Data
- Analyze and Plan Programs
- Monitor Change and Impact
- Engage Stakeholders and the Public



# Questions?



(610) 891 – 5200

planning\_department@co.delaware.pa.us

<https://www.delcopa.gov/planning/index.html>

# Greening County Operations Subcommittee

Continue to refine County plan as the Commission continues to evolve. Looking to submit plan for approval in near future.



# Countywide Sustainability Plan Subcommittee

Working through draft plan. Will continue to work throughout public feedback cycle. Want to have actions ready for next budget cycle.







# C-SPACE IN DELAWARE COUNTY

[Pennsylvaniaospace.org](http://Pennsylvaniaospace.org)

610-264-4440

[ospace@thesef.org](mailto:ospace@thesef.org)

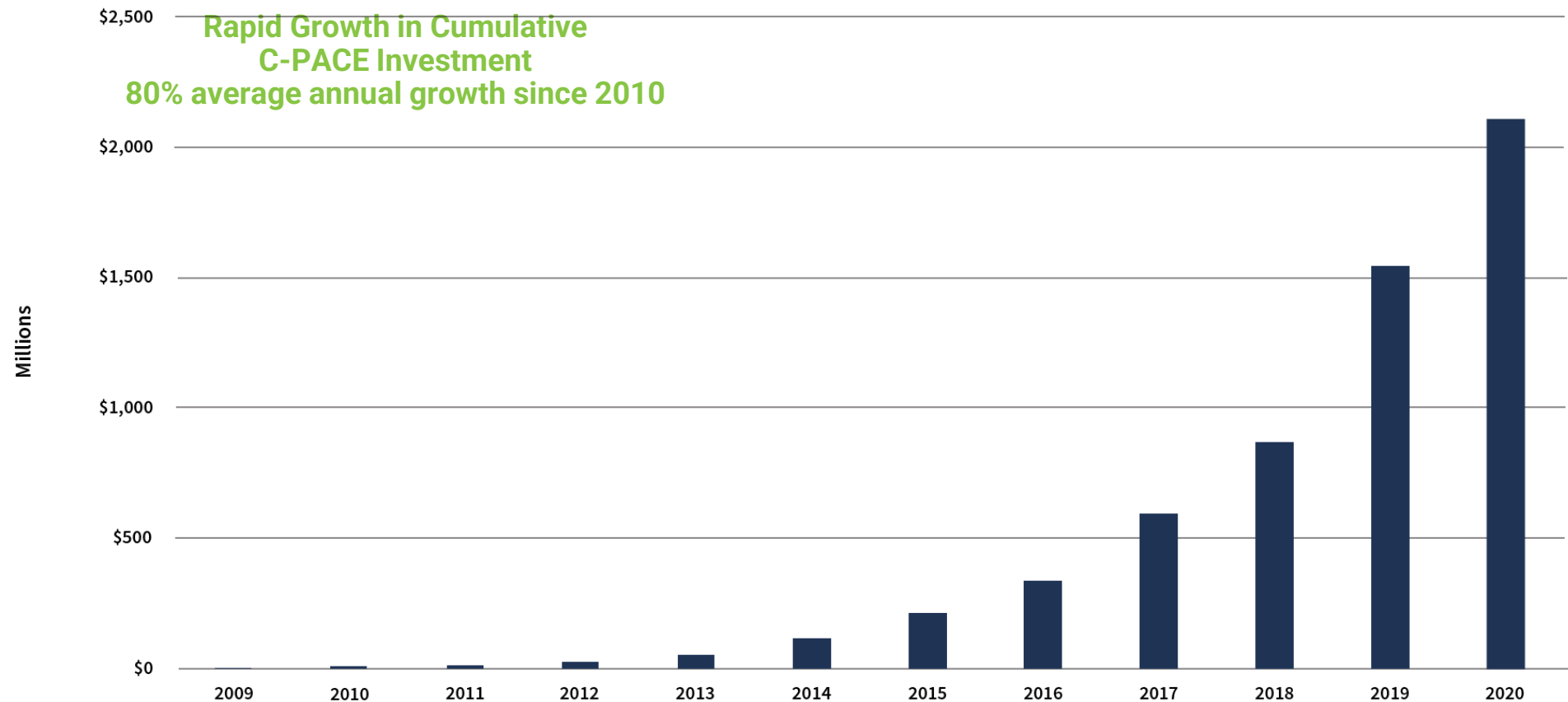
# WHAT IS C-PACE?

## Commercial Property Assessed Clean Energy:

- **Financing tool:** Provides long-term funding at a low cost for energy efficiency, renewable energy, and water conservation projects
- **Creates measurable savings:** Projects must result in energy savings or reductions in water usage for commercial properties
- **Through a special tax assessment:** Collection is through a special payment similar to a property tax that stays with the property upon sale or transfer



# C-PACE GROWTH NATIONWIDE (2009-2021)



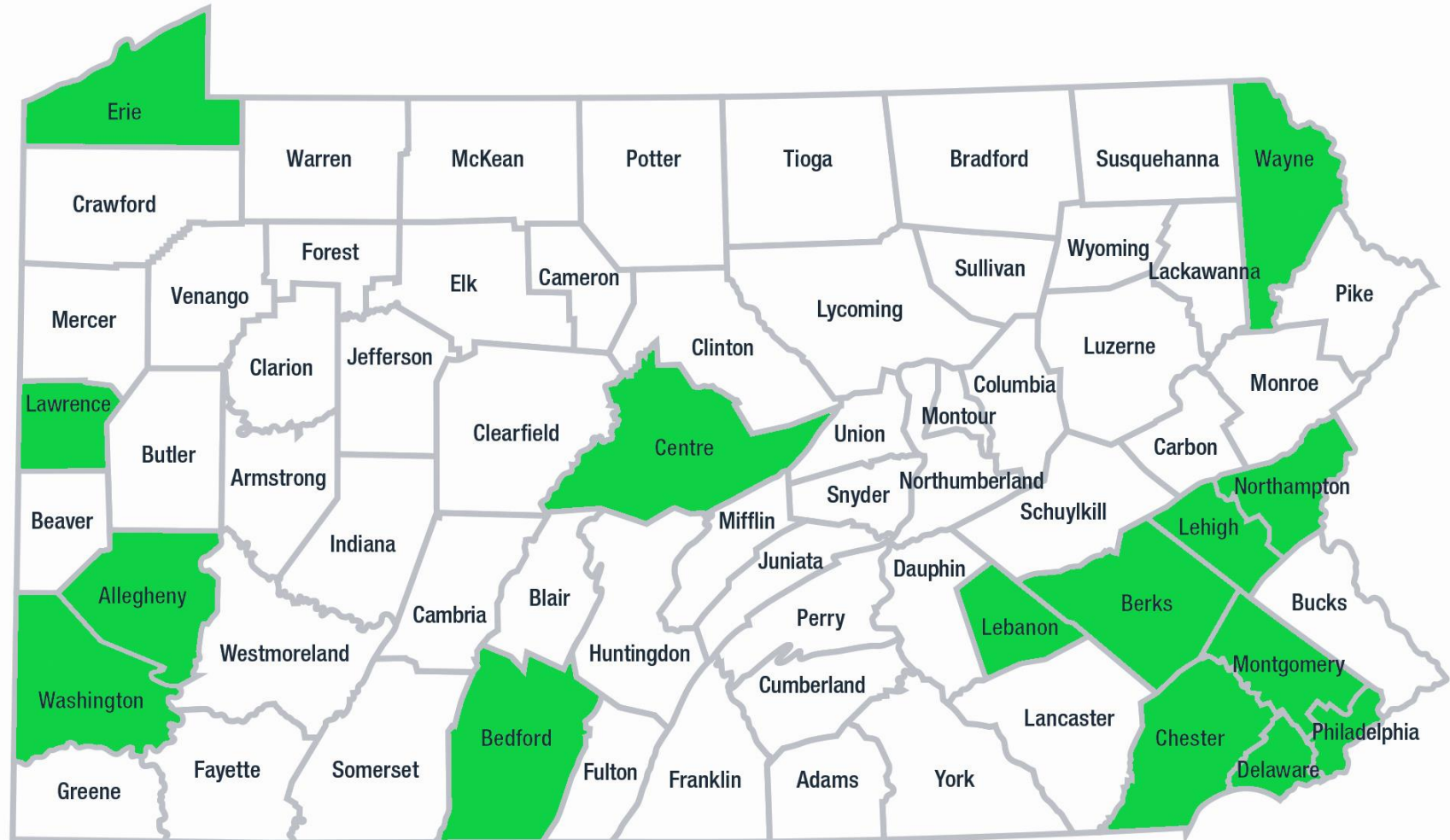
Source: PACE Nation, \*2020



# WHY C-PACE?

C-PACE Element	Why It Matters
Covers 100% of eligible hard & soft costs	Limited upfront cash needed for new project
Term of up to 30 years	Long-term repayment can match project useful life
Rates are generally low	Displaces expensive mezzanine debt and equity
Under certain leases, building owner can pass through repayments to tenant	Addresses energy usage split incentive issue
If sale of property occurs, C-PACE obligation transfers with the sale	Allows for longer payback periods

# ADOPTION BY COUNTY



# C-PACE OUTREACH



## PA C-PACE

PROPERTY ASSESSED CLEAN ENERGY

### FOR DELAWARE COUNTY

#### FINANCE YOUR PROJECT WITH C-PACE

Commercial Property Assessed Clean Energy (C-PACE) is a financing tool that enables building owners to obtain low-cost, long-term financing for energy efficiency, water conservation, and renewable energy projects. Benefits of financing through C-PACE include up to 100% financing and terms of up to 30 years to match project payback periods.

TO LEARN MORE ABOUT THE DELAWARE COUNTY PROGRAM VISIT THE WEBSITE:

[WWW.DELAWARECOUNTYCPACE.ORG](http://WWW.DELAWARECOUNTYCPACE.ORG)

OR CONTACT SUSTAINABLE ENERGY FUND:

[CPACE@THESEF.ORG](mailto:CPACE@THESEF.ORG)

#### HOW DOES IT WORK?

Now that the County has enabled C-PACE, property owners can apply for a C-PACE loan with a capital provider to fund energy savings improvements, renewable energy systems, or water conservation equipment. The C-PACE loan is repaid annually through a special payment that is collected by the county as part of the real estate tax bill for that property.

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**QUESTIONS?** Contact Sustainable Energy Fund at 610-264-4440

#### ELIGIBLE IMPROVEMENTS THROUGH C-PACE

The following types of improvements are eligible for C-PACE financing in Pennsylvania:

- Energy Efficient Equipment Installation (HVAC, boilers, lighting, etc.)
- Renewable Energy Systems
- Energy Storage
- Water Conservation Features

#### New Construction

- Net Zero Building
- Green Building Initiative
- LEED: New commercial construction (LEED-NC) or commercial interiors projects (LEED-CI)
- LEED: Core and shell projects (LEED-CS) that exceed current building code requirements
- Living Building Challenge
- EPA Energy Star
- PHIUS Passive House commercial requirements

#### Retroactive Projects

- Must be within 2 years of project construction
- The term for these projects will be reduced to account for the useful life that has elapsed between the installation and the close of C-PACE financing

Marketing Materials

## PA C-PACE WEBINAR



### Delaware County C-PACE Program

Wednesday, August 11th | 1:00 PM

COST TO ATTEND:  
County Employees/Officials - Free  
ESPs - \$10 | Other - \$20

## REGISTER TODAY!

Webinars



## PA C-PACE

PROPERTY ASSESSED CLEAN ENERGY

INCREASE  
YOUR PROPERTY VALUE  
REDUCE  
OPERATING COSTS



## GROW YOUR C-PACE PROGRAM IN YOUR COUNTY

Create local jobs and increase investment  
into the buildings in your community.

LEARN MORE →

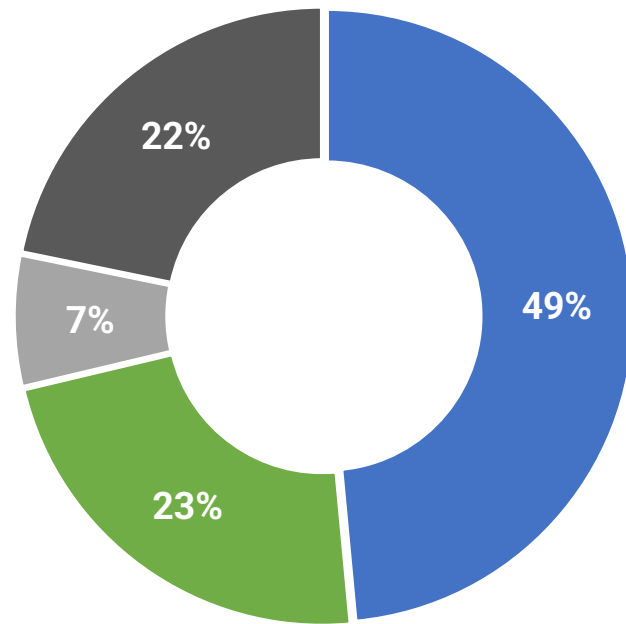
Digital Ads

# C-PACE APPLICATION PROCESS



# HOW IS C-PACE USED?

## C-PACE funding by category:



■ Energy efficiency ■ Renewable energy  
■ Resilience ■ Mixed projects

## Commercial and agricultural properties:

- Office
- Industrial
- Retail
- Farms
- Nonprofit
- Private schools

**\*No multi-family**

**\*No government owned**



# SORA WEST

## MONTGOMERY COUNTY



*Image Courtesy of Keystone Property Group.*

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### Project Overview

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**Property Type:** New Construction / Rehabilitation

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**Financing Amount:** \$9,999,740

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**Building Measures:**

Upgrades to building envelope

HVAC System

LED Lighting

Hot Water Heaters

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**Annual Savings:**

349,644 kWh (~\$27,000/year)

4,914 therms of natural gas

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**Property Owner:** Concord Keystone Sora West, LLC

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**Capital Provider:** Greenworks Lending

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# THE COMMODORE NORTHAMPTON COUNTY



*Image Courtesy of Optima Durant Group.*

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## Project Overview

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**Property Type:** New Construction / Rehabilitation

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**Financing Amount:** \$3,454,940.55

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**Building Measures:**

High Efficiency heating and cooling systems  
Upgrades to building envelope  
Interior/Exterior LED Lighting  
Plumbing Fixtures

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**Annual Savings:**

132,554 kWh (~\$27,000/year)  
600 therms of natural gas  
137 CCF of water

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**Property Owner:** Optima Durant Group, LLC

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**Capital Provider:** Twain Financial Partners

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# ELIGIBLE PROJECTS

- Energy Efficient Retrofits
- Best in Class Equipment
- New Construction/Gut Rehab
- Retroactive Financing (2-year lookback)





# ELIGIBLE IMPROVEMENTS

- Energy efficient equipment and installation (HVAC, boilers, lighting, etc.)
- Renewable energy systems
- Energy storage
- Water conservation fixtures
- Ancillary costs can also be included
- Projects costs – hard & soft



# QUESTIONS?



Sustainable  
Energy Fund

Kelly Sanders  
Director, Special Projects  
[ksanders@theseef.org](mailto:ksanders@theseef.org)  
610-264-4440

# Website/Social Media/Email Update



# Next Meeting

July 16 at 2:00pm



Public Comment: [publiccomment@co.delaware.pa.us](mailto:publiccomment@co.delaware.pa.us)

# Other Business/Announcements

